

APPENDICES

Appendix 5.1 - Projected School Enrollment

Projected School Enrollment Resulting from Monterey Pines Specific Plan

	Capacity/ Enrollment Data	Broad Elementary School	Wilmington Junior High School	Banning High School
	Current School Capacity	1,400	2,207	3,356
Enrollment	1991 (actual)	1,200	1,805	2,550
	1993 (actual)	1,200	1,820	2,280
	1994	1,218	1,823	2,140
	1995	1,276	1,793	2,154
	1996	1,345	1,731	2,123
	1997	1,392	1,749	2,119
	1998	1,420	1,769	2,097
Project Generated Students	69 single family, medium income homes	69 X 0.5 = 35	69 X .25 = 17	69 X .25 = 17
Projected 1998 Enrollment with Monterey Pines	1998 Plus Project- Generated Students	1,455	1,786	2,114
Cumulative Impacts with Related Projects	1998 (existing plus Monterey Pines plus The Cottages)	1,556	1,836	2,164
Projected 1998 Impact	< Over > or Under Capacity ²	< 156 >	371	1,192

² In addition to the projected student enrollment due to the proposed Village Specific Plan, the schools in the area are also projected to have an increase in enrollment due to other pending residential projects. Specifically, The Cottages Specific Plan (201 single-family homes), located less than a 1/4-mile north of Monterey Pines site at the corner of Sepulveda Blvd. and Main St., is projected to add 100 elementary, 50 junior high school and 50 high school students. Cumulatively, the proposed project and The Cottages will not create an adverse impact on the area's public schools.

Appendix 5.2 - Noise Assessment

Noise Standards

Residential Exterior and Interior Noise Standards: The City of Carson Noise Element specifies that exterior CNEL should not exceed 65 dB for residential locations. In addition, interior CNEL should not exceed 45 dB. These standards are to be applied to transportation noise sources such as roadway traffic, railroad movements and aircraft noise.

Exterior Intrusive Noise Standards: The City of Carson also suggests that the County of Los Angeles Noise Ordinance should be applied to the project to evaluate intrusive noise sources such as pumps, mechanical equipment, truck operations, etc. The noise ordinance standard for a residential zoned property located adjacent to an industrial zoned property are as follows:

- I. Exterior noise level that may not be exceeded for a cumulative period of more than 30 minutes in any hour, L50, is 50 dBA;
- II. Exterior noise level that may not be exceeded for a cumulative period of more than 15 minutes in any hour, L25, is 55 dBA
- III. Exterior noise level that may not be exceeded for a cumulative period of more than 5 minutes in any hour, L8, is 60 dBA
- IV. Exterior noise level that may not be exceeded for a cumulative period of more than one minute in any hour, L2, is 65 dBA
- V. The exterior noise level that may not be exceeded for any period, Lmax, is 70 dBA.

Noise Measurements

Background noise measurements were obtained on March 15, 1995 at the project site. An equivalent sound level (Leq) of 67.6 dBA was measured near the north property line. This was generated by traffic on Lomita Boulevard. At the north property line, an Leq of 53.3 dBA was measured. The predominant source of noise that contributed to this measurement was truck operations at adjacent industrial facilities. At a position along the west property line an average sound level, L50, of 64.3 dBA was measured. This was directly attributed to six oil-well pumps operating simultaneously approximately 50 feet west of the receiver position. Table 1 provides a summary of the measurement data.

Traffic noise measurements represent typical midmorning noise levels. The traffic noise analysis provides the existing and future 24-hour CNEL (Community Noise Equivalent Level) which the City of Carson has adopted as the acceptable criteria. Truck activities at the adjacent industrial sites to the north and west of the project site are not expected to occur after 7 p.m. (based on personal communications with representatives of Transport Express and Sankyu USA). The noise measurements along the site's north property line are also representative of midmorning ambient noise levels. The truck-operations noise analysis provides the estimated noise level for typical truck movements within a 1-hour period. These levels are representative of an average hour of activity between 7 a.m. and 7 p.m. Therefore, additional noise measures are not necessary.

Noise Sources

The predominant sources of noise associated with the project are generated by traffic on Lomita Boulevard, truck operations at adjacent industrial facilities, and mechanical equipment noise from the adjacent property to the west. The following provides a discussion of each noise source:

Traffic/Vehicular Sources: Traffic on Lomita Boulevard currently generates a CNEL as high as 72 dBA along the south property line bordering the arterial. Future traffic will also generate a CNEL of 72 dBA at the same location. The traffic noise currently exceeds the exterior CNEL standard of 65 dBA, and will continue to exceed the standard in the future. The project would generate approximately 69 vehicle movements during the peak traffic hour. The additional vehicles would not generate an increase in the exterior CNEL along the south property line bordering Lomita Boulevard.

Truck Operations: Truck movements within a yard typically generate a Single Event Noise Exposure Level of 81 dBA at a distance of 50 feet. The adjacent industrial facilities located north and west of the project site would not provide information on their number of truck operations; however, observations during the site visit indicate that there were about 30 in a one hour period. Based on this observation, the Leq generated by 30 truck movements would be 60 dBA at a distance of 50 feet. Operations occurring at the Transport Express facility located west of the project site would exceed the intrusive noise standard at the west property line. Operations occurring at the Sankyu USA facility located north of the project site would satisfy the intrusive noise standard. In addition, average maximum noise levels generated by truck door slamming and roll-up doors are as high as 90 dBA when measured at a distance of 50 feet. The maximum noise level generated by truck operations at the Transport Express facility would also exceed the intrusive noise standard at the west property line, however; the maximum noise level generated by truck operations at the Sankyu facility would satisfy the maximum noise standard along the north property line.

The truck operations on the adjacent properties to the north and west of the project site will be primarily limited to 7 a.m. to 7 p.m. weekdays; limited truck activities may occur after 7 p.m. The estimated sound level (as described in the preceding paragraph) reflect truck-generated noise levels during the daytime hours. Truck-generated noise levels after 7 p.m. will be less due to fewer truck operations and, therefore, nighttime noise levels from truck-operations are not considered significant.

Mechanical Equipment: The noise measurement showed an L50 of 67.2 dBA generated by the six oil well pumps located approximately 50 feet west of the site's property line. This exceeds the noise criteria of 50 dBA. The owner of the pumps (Xtra Energy) indicated that these pumps operate continuously over a 24-hour period. Since the pumps are a constant noise source, the noise levels at the west property line will be the same any time of day or night. Therefore, only a single noise measurement is necessary since the noise level will not change over any given 24-hour period. In addition, there are two storage tanks located directly adjacent to the west property line. The pumps that serve these tanks operate on

an "as needed" basis without a set schedule. Noise measurements were not obtained of these equipment operations; however, it is estimated that the L50 would be similar to the level generated by the six pumps. The noise generated by the six pumps exceeds the noise ordinance standard of 50 dBA.

Mitigation Measures

In summary, the potential noise impacts on the project site from adjacent land uses related to: (a) mechanical sources (which will result in 24-hour, 7-days a week levels exceeding the City's adopted noise standards); (b) truck operations (which will result in potential noise impacts from 7 a.m. to 7 p.m., weekdays); and (c) vehicular sources.

The following mitigation measures are recommended for compliance with the noise standards:

1. A continuous block wall with a minimum height of 6 feet is required along the future southern residential boundary bordering Lomita Boulevard. The boundary would be located 10 feet north of Lomita Boulevard right-of-way, and adjacent to the landscaped buffer. This wall should extend perpendicular to the property line at the entrance to the project, and along the east and west property line to prevent traffic noise from flanking around the ends of the wall.
2. To mitigate noise generated by the adjacent mechanical equipment operations and truck operations at the Transport Express facility, one of the following mitigation measures is necessary:
 - a) A continuous block wall with a minimum height of 11 feet is required along the west property line; or
 - b) A partial enclosure around and above the 6 oil pumps is required to shield equipment noise from the project site and a continuous block wall with a minimum height of 8 feet is required along the west property line.
3. Residences located adjacent to Lomita Boulevard would require air conditioning and sound rated windows and doors to meet the interior noise standard.

The actual wall heights, wall location, and sound ratings for windows and doors should be determined as part of the final engineering design of the project. With the incorporation of the mitigation measures listed above, noise levels generated by surrounding land uses will be reduced to levels below the City of Carson Noise Element standards.

Appendix 5.3 - Legal Description for Exception

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south $86^{\circ} 28' 47''$ west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

- 1) south $00^{\circ} 11' 24''$ east, 52.09 feet;
- 2) south $86^{\circ} 28' 47''$ west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of $86^{\circ} 40' 11''$;
- 4) south $00^{\circ} 11' 24''$ east, 765.19 feet;
- 5) south $69^{\circ} 24' 03''$ west, 48.75 feet;
- 6) south $89^{\circ} 48' 36''$ west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north $00^{\circ} 11' 24''$ west, 845.17 feet to the southerly line of said parcel map no. 16013;

Thence, along said southerly line, north $86^{\circ} 28' 47''$ east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

Appendix 5.4 - Conditions of Approval

RECORDING REQUESTED BY AND MAIL TO:

COMMUNITY DEVELOPMENT DEPT.
CITY OF CARSON
701 E. CARSON STREET
CARSON, CA 90745

_____ Space above this line for Recorder's use _____

NOTICE
Of Conditions of Approval
Of Discretionary Permits

The Community Development Department of the City of Carson hereby gives notice that the Conditions of Approval attached hereto and incorporated herein by reference, of the discretionary permit(s) set forth below govern the use and/or development of the property identified and described below.

Permit No.	Description	Date Granted	Expires
VTTM No. 52027	Vesting Tentative Tract Map for the creation of 69 single family residential lots consistent with Specific Plan No. 6-95 on a 9.13 acre site.	June 27, 1995	n/a

Address: 241-259 & 319 E. Lomita Blvd., Carson, CA

Property Owner: Comstock, Crosser & Associates
321 12th Street
Manhattan Beach, CA 90266

Legal Description:

See attached Exhibit "A" of the Resolution

The attached Conditions of Approval shall be enforced until otherwise released by the authority of the relevant agency of the City of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice.

This is to certify that this is a full,
true and correct copy of the original
recorded in the office of the County
Recorder of Los Angeles County on

By: James Campbell
Title: Assistant Planner
Date: August 1, 1995

August 31, 1995
as Document No. 95-1427839
CHICAGO TITLE

BY [Signature]
Title Officer

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

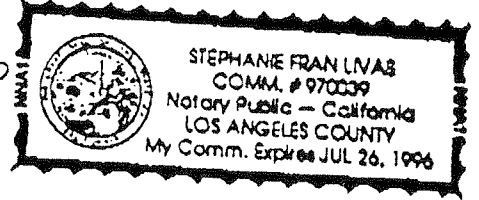
On August 1, 1995, before me, Stephanie F. Livas, personally appeared James Campbell, personally known to me ~~in person~~ ~~on the basis of satisfactory evidence~~ to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~she~~ executed the same in ~~her~~ authorized capacity, and that by ~~her~~ signature on the instrument the person is the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Stephanie Fran Livas

RE: Vesting Tentative Tract Map No. 52027



Community Development Department
City of Carson
Patrick Brown
Community Development Director
(310) 952-1761

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 95-1585

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON GRANTING
VESTING TENTATIVE TRACT MAP NO. 52027

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicants, Comstock, Crosser and Associates with respect to real property located at the northwest corner of Lomita Boulevard and Neptune Avenue (241-259 & 319 E. Lomita Boulevard) and described in Exhibit "A" attached hereto. The application requests the approval of Vesting Tentative Tract Map No. 52027 for the subdivision of two parcels totaling 9.15 acres of land into 69 individual single-family residential lots and 13 common lots.

Section 2. A public hearing was duly held on June 27, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The proposed vesting tentative map for the use and development of a 69 unit single family residential project is consistent with the General Plan designation of the property for Low Density Residential, as approved by the Carson City Council on June 20, 1995. The maximum density allowed under this designation is 8 units per acre. The proposed project is 69 units on a 9.15 acre site with the resulting density of 7.54 units per acre. Specific Plan No. 6-95, which when effective will govern the subject property, allows for the development of 69 unit common interest residential project. The proposed subdivision is consistent with Specific Plan No. 6-95 in all respects.

b) The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use. The 9.15 acre site is relatively flat and is served by a major highway and adequate utilities are available to serve a 69 single family unit residential project.

c) The tentative map is consistent with the Circulation Element of the General Plan in that the subdivision provides vehicular access directly from Neptune Avenue which is a fully improved local residential street without creating any significant traffic or safety problems. The private internal circulation system is adequate to serve the residents of the project.

d) The design of the subdivision and its proposed improvements will not cause serious public health problems as the required fire fighting facilities will have adequate water supply and the required sewage system will be provided to adequately meet the needs of the proposed subdivision.

e) A Negative Declaration prepared in accordance with the California Environmental Quality Act was adopted by the Carson City Council on June 20, 1995 at a duly noticed public hearing. Although the design and of the subdivision and its proposed improvements could have a significant effect on the environment, there will not be a significant effect in this case due to specific mitigation measures incorporated into the project which are identified in the Negative Declaration.

Section 4. Based on the aforementioned findings, the Commission hereby approves said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF JUNE, 1995.



CHAIRMAN

ATTEST:



SECRETARY

EXHIBIT "A"

**Legal Description
for Vesting Tentative Tract Map No. 52027**

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496.

CITY OF CARSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 52027

LOS ANGELES COUNTY FIRE DEPARTMENT

1. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
2. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
3. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
4. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
5. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
6. The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
7. Fire hydrant requirements include the installation public and private on-site fire hydrants to the satisfaction of the Los Angeles County Fire Department in locations indicated on a map on file with the Department.
8. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office. Hydrant coverage will be evaluated when site plan for commercial area is received.
9. Access through the designated entrances shall be a minimum of 20 foot wide ingress and 15 foot wide egress where access is divided.

LOS ANGELES COUNTY LAND DEVELOPMENT DIVISION

10. A drainage concept and soils report shall be completed and approved prior to final approval of the final map and to the issuance of any building or grading permits. The drainage concept shall include information on hydrology (including offsite tributary areas), line identification of all proposed drainage facilities, location, size and hydraulic capacities of existing drainage and flood control structures, slopes for proposed streets and any applicable notes.
11. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
12. Relocate or quitclaim all easements interfering with buildings or structure locations to the satisfaction of the City.
13. A final map prepared by, or under the direction of, a registered civil engineer or licensed land surveyor must be processed through the Los Angeles County department of Public Works prior to being filed with the County Recorder.
14. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
15. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.
16. If signatures of record title interest appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the County Recorder.
17. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with the City Engineer.
18. The subdivider shall submit an area study to the City Engineer to determine whether capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the Los Angeles County Department of Public Works.
19. The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be secured in writing.

20. Easements are tentatively required, subject to review by the City Engineer to determine the final locations and requirements.
21. A water system with appurtenant facilities to serve all lots in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows. Easements shall be granted to the City, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water supply systems constructed for this land division to the satisfaction of the City Engineer.
22. There shall be filed with the City Engineer and Los Angeles County Department of Public Works, a statement from the water purveyor indicating that the water system shall be operated by the purveyor and that under normal operating conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/parcel.

CITY OF CARSON ENGINEERING SERVICES DEPARTMENT

23. Full standard street improvements where missing, damaged, or otherwise required, shall be designed and constructed along Lomita Boulevard and Neptune Avenue. Said improvements shall consist of curb, gutter, sidewalk, street trees, street lights, street name signs, and wheel chair ramps. Additionally, existing unused driveways shall be closed by the installation of standard street improvements.
24. The traffic signal system at Lomita Boulevard and Neptune Avenue shall be replaced or modified as necessary and any other improvements identified by the approved traffic study shall be completed.
25. The subdivider shall pay a landscaped median fee of \$49 per linear foot of frontage along Lomita Boulevard.
26. Interior streets shall be provided with standard wheelchair ramps.
27. Prior to final approval, the subdivider shall enter into an agreement with the City franchised cable operator to permit the installation of cable in a common utility trench.
28. All offsite and onsite infrastructure shall be included with phase 1. Offsite infrastructure shall include those items in Condition Nos. 24 and 25 above, plus offsite sewer, storm drain, and water connections. Onsite infrastructure shall include sewer, water, storm drain, utilities, curb, gutter, sidewalk, street lights, street name signs and paving (except that the last lift of paving may be deferred to a phase by phase sequence). At the conclusion of each phase, and prior to proceeding to the next approved phase of construction, the final lift of street paving shall be completed.
29. The private interior streets shall be designed to minimum City Standards.

CITY OF CARSON - COMMUNITY DEVELOPMENT DEPARTMENT

30. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Specific Plan No. 6-95. All extensions must be secured from the Planning Commission prior to expiration of this map.

31. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
32. Postal delivery receptacles shall be located behind the sidewalk and installed in groups to serve two or more residential units unless otherwise approved by the Director.
33. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect for common area landscaping. Such plans are to be approved by the Community Development Department prior to the issuance of any building permit. The landscape and irrigation plans are to cover all common landscape areas and front yard setback areas and shall include, but are not limited to:
 - a) Vine-like landscaping along perimeter walls;
 - b) A minimum of one thirty inch box specimen tree per residential lot to be located in the property front yard setback area of each residential property. Thirty inch specimen tree(s) may be allocated to common areas subject to the approval of the Community Development Department provided that each residential property is provided with adequate front yard landscaping.
 - c) Annual flowers wherever possible; and
 - d) Irrigation system for the common areas shall be designed to commercial grade standards.
34. Each residence shall have an individual irrigation system with an automatic controller designed to residential standards.
35. The landscape plan shall incorporate mature specimen trees within the landscape area along Lomita Boulevard, Neptune Avenue and within the interior common areas inside the west and north property lines. The purpose of these trees is to provide enhanced visual screening between the adjacent land uses. Specific attention shall be made to provide and locate tall trees to screen adjacent structures that are higher than the perimeter walls. A reasonable effort shall be made to save all mature trees throughout the site.
36. The landscape and irrigation plans shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
37. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
38. Covenants, Conditions and Restrictions (CC&Rs) shall be prepared by the applicant and shall be submitted to the Community Development Department for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. The CC&Rs shall incorporate a disclosure statement related to surrounding industrial land

uses. This disclosure statement shall describe the hours of operation and potential nuisance issues from all surrounding industrial land uses and their proximity to the subject property. Prior to submittal of the CC&Rs to the Department, the applicant shall distribute the draft disclosure statement and receive input upon the content of said disclosure statement from all industrial property owners and tenants within 500 feet of the subject property, Fletcher Oil & Refining Company, and the Los Angeles County Sanitation Districts. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map unless otherwise authorized by the Director.

39. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
40. The recorded map shall conform to the tentative map and to the Conditions of Approval. Two copies of the finally recorded map shall be submitted to the Community Development Department.
41. This tentative map is contingent upon the adoption of Zone Change Case No. 123-95 and Specific Plan No. 6-95. In the event that Zone Change Case No. 123-95 and Specific Plan No. 6-95 are not implemented, This tentative tract map shall be null and void. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the City of Carson.

**

Disregard #2.

Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Community Development Department a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 Cal. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Community Development Department the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

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Disregard #3.

In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Community Development Department, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

44. Minor lot line adjustments may be made to the satisfaction of the Community Development Director and Engineering Services Director prior to the final approval of the map by the City Council.

45. No lot on the final map shall have less area, width, or depth than that required by the Specific Plan and subdivision regulations in effect at the time of approval.
46. All private street names shall be reviewed and approved by the Community Development Director prior to approval of the final map. The approved street names shall be labeled on the final map.

BUILDING AND SAFETY

47. A building permit may be issued prior to the recordation of the final map provided that the soil report and drainage concept are approved and acknowledgment that any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. The applicant shall execute an acknowledgment of acceptance of the above fact.
48. All existing structures shall be demolished prior to the issuance of building permits and/or recordation of the final map.

UTILITIES

49. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
50. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

SUBDIVISION DIRECTIONAL SIGNS

51. The applicant shall comply with the requirement for subdivision signs as provided for in Section 9128.33 of the Zoning Ordinance.

CITY OF CARSON - RECREATION AND COMMUNITY SERVICES

52. A park dedication fee shall be assessed in the total amount of \$203,550 and shall be paid prior to the recordation of the final map. The applicant shall notify the Recreation and Community Services Department when the fee is paid.

52027PR.DOC

** Conditions 42 and 43-County Clerk has advised the City of Carson that they will no longer collect fees for the Department of Fish & Game. This includes the \$25.00 Administration fee. (As of July, 1995)

**AGREEMENT ACCEPTING CONDITIONS
OF CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 95-1585**

For and in consideration of the grant by the City of Carson of Vesting Tentative Tract Map No. 52027, the undersigned, Bob Constock **ROBERT CONSTOCK** (es) hereby agree to all conditions set forth in Planning Commission Resolution No 95-1585, approved and adopted by the Planning Commission of the City of Carson on June 27, 1995, with respect to real property owned by the undersigned and described in Exhibit "A" of the attached said Planning Commission Resolution.

This agreement shall run with the land and shall bind upon Declarant, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the City of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Agreement.

Dated this 16th day of August, 1995

By: 

STATE OF _____

COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Signature _____

Name (typed or printed)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

State of California

County of Los Angeles

On August 16, 1995 before me, Lori K SaaK Notary Public
DATE NAME, TITLE OF OFFICER - E.G. JANE DOE, NOTARY PUBLIC

personally appeared Robert Comstock
NAME(S) OF SIGNER(S)

personally known to me - ~~OR~~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lori K. SaaK

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
 - CORPORATE OFFICER
 - PARTNER(S) LIMITED
 - ATTORNEY-IN-FACT GENERAL
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____
- TITLE(S) _____

DESCRIPTION OF ATTACHED DOCUMENT

Agreement Accepting Conditions
TITLE OR TYPE OF DOCUMENT
of City of Carson Planning Commission

NUMBER OF PAGES

8/16/95

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

ACKNOWLEDGMENT

I (we), Comstock, Crosser & Assoc., do hereby acknowledge that I (we) am (are) ~~the owner(s)~~ of the real property identified and described on the reverse of this page and located in the City of Carson, County of Los Angeles; that I (we) do agree to comply with the Conditions of Approval of the discretionary permit(s) set forth on first page; and that I (we) do agree to the recordation of this Notice in the Office of the County Recorder of the County of Los Angeles.

in Exhibit A of the attached Planning Commission Resolution No. 95-1585,

Comstock, Crosser & Associates

By: [Signature]
Robert W. Comstock

under contract to purchase the property

STATE OF _____
COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person _____ whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal,

Signature _____
Name (typed or printed)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

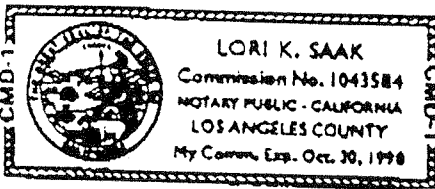
State of California

County of Los Angeles

On August 16, 1995 before me, Lori K. Saak Notary Public
DATE NAME, TITLE OF OFFICER E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Robert Comstock
NAME(S) OF SIGNER(S)

personally known to me - ~~OR~~ ~~proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~



WITNESS my hand and official seal.

Lori K. Saak
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
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- _____ TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

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- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Acknowledgment
TITLE OR TYPE OF DOCUMENT

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SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
